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## Development Assistance Considerations:

Applicants required to **fill** out this questionnaire are: any permit applicant who is building within a critical area (landslide and erosion hazard areas, wetlands, etc.) or within the standard shoreline setbacks.

**It is our goal to provide a smooth and responsible site and building development program with minimal disruptions during the overall construction process. We have found that it benefits the City and the Developer if certain critical items are thoughtfully considered and addressed early on during the construction process.**

**With this in mind, please carefully consider and respond in a narrative format to the following questions:**

Please describe in a ***narrative or*** provide in ***detail*** how you will address the following:

**1. How will you keep all sediment and surface water run-off on site?**

Water laden sediment control is a big issue in Sammamish. “Mud” or silt-laden run-off creates problems far off site in streams and both above and below ground water bodies. Thus, this area of construction is heavily monitored and regulated. Therefore all Temporary Erosion and Sediment Control measures will be required within your site plan. Keep it on site, and you have no worries.

**2. How will you keep all adjacent roadways and rights-of-way clean and unobstructed?**

It is important that all public roadways and areas paralleling the roadways (usually about 12-15 feet on either side) are kept clean and kept open for traffic. It is understood that occasional construction traffic will occur, but daily loading/unloading activities and vehicle parking should be contained on-site. Flaggers may be necessary if roadways are completely blocking traffic. In addition, watering and/or sweeping may be required to keep roadways clean.

**3. How will you protect adjacent properties from the following construction related impacts?**

a. Undermining of any soil close to adjacent properties:

Any excavation (even temporary) which could affect any adjoining property can create legal concerns and city required work stoppages. Prepare and plan in advance how you intend to manage this risk or better yet, avoid it all together. Make sure that your rocked construction access and TESC measures (see the City of Sammamish Site Plan) are in place and maintained regularly.

b. Protection from heavy truck traffic and impacts.

Trucks are necessary, and big trucks get the job done quicker. No problems with that! Just remember that neighbors are impacted by noise, wheel ruts, road blockages, and debris. YOU have the responsibility to ensure that impacts are minimized. Provide onsite staging areas, minimize idling and running times, clean up as soon as possible. Observe the statutory construction hour limits! Act as if YOU are living next door.

**4. How and where will you provide the rocked construction access?**

Your site access will require what is called a "Construction Access". This is a heavily rocked temporary roadway that is designed to dislodge large dirt and mud particles from vehicles accessing the job site. It also reduces mud creation and deposition. Keep your access usable, and replenish the rocks if they get filled in with mud. Make at least one construction access and maintain it!

**5. Soil Retaining Structures will be used, where will they be used and how they will be constructed sequentially during the construction process?**

If your site is steep and you intend to build retaining wall to keep the slope stable, or rockeries to provide some erosion resistance (Note: Rockeries are not designed to retain earth) consider that separate permits may be required for these. Usually these structures are designed by a soils engineer to ensure that they will function as intended.

If you need to place soil retaining structures on site, MAKE SURE that you are not impacting adjoining properties uphill or downhill, and that you are not placing adjacent properties at risk! Provide a staging plan if you are on a very tight site to show how you will excavate, retain and stabilize soil where needed, and provide on-site access for vehicles and equipment BEFORE you begin construction.

**6. How will you delineate any non-disturbance zones or areas on the construction site?  
How will you maintain these zones throughout the construction process?**

Some properties are located in sensitive areas or zones within the City which require that the actual construction area of impact be limited. For example, sites with steep slopes or near water bodies or wetlands.) If your site falls under one of these categories, you must plan ahead to delineate and isolate these areas so that they will remain protected throughout the construction process.

**Important: No wet season work (October 1st through April 30th) involving clearing of vegetation, grubbing, grading, or ground disturbance in Erosion Hazard or EHNSWB Overlay areas is allowed.**

**Wet season work in the Erosion and EHNSWB overlay will be approved only in limited circumstances, and will require additional review by the city.**

**To request wet season work, a permit revision must be submitted by appointment with the Permit Center (425-295-0500) and contain the information required in 21A.50.130, .220 and .225 SMC, and other sections of the Sammamish Municipal Code as applicable.**

**Applications for wet season work are due no later than August 1st or 2 months prior to the anticipated start of work.**